

**ICICI Bank** Branch Office: ICICI Bank Limited, Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp. Akruti Star, Andheri East, Mumbai- 400093.

**PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET**  
[See proviso to Rule 8(6)]  
[Notice for sale of immovable asset(s)]

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	M/s. AL Safa Cell Point (Borrower), Mr. Awais Mohammad Amin Memon Mrs. Shahin Mohammad Ameen Memon Mr. Awais Mohd. Amin Memon (Guarantor/ Mortgagee) Loan A/C No. 098405002770 098455000022	Flat No. 001, Third Floor, Bashiruddin Co-Operative Housing Society, Bearing Municipal House No. 362 & 363, Constructed on the Land Bearing Survey No. 62/1 & 129/2-B, City Survey No. 4807, Mouje Nizampur, Taluka Bhiwandi, Within the revenue Limits of Bhiwandi Nizampur City Municipal Corporation, Within the Sub-Registration District Bhiwandi, Registration District Thane, Maharashtra Admeasuring Area 80.77 Square Feet i.e. 869.17 Square Feet Encumbrances of Property Dues	Rs. 1,05,52,068/- As on April 22, 2026	Rs. 39,50,000/- Rs.3,95,000/-	May 04, 2026 From 11:00 AM to 02:00 PM	May 19, 2026 From 11:00 AM Onward

The online auction will be conducted on the website (URL Link - https://disposal.hib.com), of our auction agency M/s NexGen Solutions Private Limited The Mortgages/ Notices are given a last chance to pay the total dues with further interest by May 18, 2026 before 05:00 PM else the secured asset(s) will be sold as per schedule. The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Ltd., Level 3-5, 74 Techno Park, Opp SEEPZ Gate No.02, Marol MIDC, Andheri East, Mumbai 400 093 on or before May 18, 2026 before 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before May 18, 2026 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Ltd., Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093 on or before May 18, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of ICICI Bank Limited payable at Mumbai.

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8087215742/7304915594/9004392416. Please note that the Marketing agencies, 1.Volue Trust Capital Services Private Limited, 2. Augeo Assets Management Private Limited 3. Matek Net Pvt. Ltd, 4. Finwin Estate Deal Technologies Pvt Ltd 5. Gimarsoft Pvt Ltd 6. Hecto Pro Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd, 10. Novodayan Proptech Private Limited, have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p45

Date : April 28, 2026 Place: Mumbai

Authorized Officer  
ICICI Bank Limited

**IDBI BANK** Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005. Branch Office: IDBI Bank Ltd., Ground Floor, Unit No. 1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088. Tel No. 9009911977, 9892202324

**E - AUCTION PUBLIC NOTICE**  
**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
**APPENDIX IV-A [See Proviso to Rule 8(6) & Rule 9(1)]**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd. the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" AND "WITHOUT RECOURSE" basis on 30-05-2026, for recovery of dues (details mentioned below) due to IDBI Bank Ltd. Secured Creditor from the Borrowers/Guarantors (details mentioned below). The reserve price and the earnest money deposit (EMD) are mentioned against each immovable properties as mentioned under. Brief description of properties and other details are mentioned hereunder:

S.R. No	Borrower/Mortgagor & Loan A/c No.	Brief Description of Property (the secured asset)	Physical Possession date	Loan Outstanding	Reserve Price	EMD	Inspection Date
1.	MRS FIROZA AKBAR KHAN & MR. ABRAR KHAN (LAN : 0189675100019123, 0189675100019196.0 78467510003803.07 8467510003834)	Flat No.203 & 204, 2nd Floor, MEHMOOD PALACE, Near Bhusar Mahalla Masjid & Muslim Naka, Old Panvel, Navi Mumbai, Raigad, Maharashtra-410206. Both the flats are 1 BHK and internally merged with total Carpet Area- 945 Sqft approx.	15-04-2026	Rs.1,08,02,581/- (plus further interest and expenses thereon w.e.f. 10-04-2026)	Rs. 1,00,00,000/- (Rupees One Crore Only)	Rs. 10,00,000/- (Rupees Ten Lakh Only)	27-05-2026 (11 am - 2 pm)
2.	Sale of Bid/Tender Document : 29-04-2026 to 29-05-2026						
3.	Last date of submission of Bid along with EMD : 29-05-2026 up to 4 pm						
4.	Date and Time of e-Auction: 30-05-2026 from 11 am to 4 pm						

**Glitch of Terms & conditions appearing in Bid Document:**

- The Bid Document shall be sold below the reserve price mentioned above.
- To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the mortgaged property, except as disclosed in the publications. However, the interested Bidders to conduct their own independent due diligence verifications regarding the Location & Identity of the property, inspection of the public records in the Sub Registrar's Office / Civil Courts, to find any encumbrances, statutory liabilities, arrears of property tax, income tax, excise duty, labor dues, electricity and maintenance dues etc. of the Secured Asset. The successful bidders shall have to bear all the outgoing i.e. municipal taxes, maintenance / society charges, electricity charges, water charges, Stamp duty, registration charges (if applicable), if any and all other incidental charges, cost including all outgoing relating to the respective properties over and above the Reserve Price. IDBI Bank will not be held responsible for any charge, lien, liability etc. of whatsoever nature pending upon the properties as mentioned above.
- The Earnest Money Deposit - (EMD) will not carry interest. AO may retain EMD of top three bidders up to 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale will be on an auction platform at website: www.banknet.com and shall take place on 30-05-2026 at 11.00 am to 4.00 pm, unlimited extension of 5 minutes each. Interested Bidders shall hold a valid e-mail address, please contact M/S PNB Alliance Private Limited, Unit 1, 3<sup>rd</sup> floor, VIOS Commercial Tower, Wadala East, Mumbai 400037. Contact person Email: support.banknet@pnballiance.com Phone No. 8291220220 (For Technical and Bidding Process).
- The aforesaid properties shall be sold below the reserve price mentioned above.
- Bidders are advised to go through the website www.banknet.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings. Bid increase amount is Rs.25000/-
- Earnest Money deposit (EMD) shall be remitted into the e-Wallet of PNB Alliance portal after completion of one time user registration by the interested bidders. The amount towards EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction after placing the bid.
- The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
- AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
- Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
- The Sale Certificate will be issued only in the name of successful bidder and only after receipt of entire Sale Price.
- The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
- The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Ground Floor, Unit No. 1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088, on Mobile No.
- 9009911977 or 9892202324 or 7021954882. Email: rahul.kulkarni@idbi.co.in and can also be downloaded from www.idbibank.in.
- Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No.7021954882, Email: rahul.kulkarni@idbi.co.in at the above address in person during 29-04-2026 to 29-05-2026 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc.
- This is 30 days notice under Rule 9(1) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s), Mortgagor(s), and Guarantor in the Loan..

**Place: Mumbai** Authorized Officer  
**Date: 28-04-2026** IDBI Bank Ltd

BY AFFIXATION, DAST, SPEED POST, RPAD / COURIER

**MUMBAI SEBT RECOVERY TRIBUNAL NO. II, AT MUMBAI**  
Office of the Recovery Officer, DRT-II  
3<sup>rd</sup> Floor, MTN Bhawan, Colaba Market, Colaba, Mumbai - 400005.

NOTICE FOR SETTLING THE SALE PROCLAMATION UNDER RULE 53 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBT BANKRUPTCY ACT, 1993. Exhibit No. 29  
NEXT DATED: 11.05.2026

R.P. No. 97 OF 2009  
In the matter of  
Bank of Baroda ...Certificate Holder

Official Liquidator, High Court Bombay  
(M/s. Sound Craft Industries Ltd & Ors.) ...Certificate Debtors

To,  
CD. No. 1. Official Liquidator, High Court Bombay (M/s. Sound Craft Industries Ltd.), having its office at Bank of India Building, 5<sup>th</sup> Floor, M.G. Road, Fort, Mumbai - 400023.  
CD. No. 2. Mr. Rajkumar C. Basantani, 701, Pinky Panorma, 6<sup>th</sup> Floor, Khar (West), Mumbai - 400052  
CD. No. 3. Mrs. Seema R. Basantani, 6, Pushpa Shelter, 3<sup>rd</sup> Floor, 109 Road, Khar (West) Mumbai - 400052.  
CD. No. 4. Mrs. Diamond Treasure Co. RM F - 12/F, Hilton Towers, 96, Branville Road, TSM SHATUSAU, Kowloon Hong Kong...  
CD. No. 5. Mrs. Ashu International RM F-10/F, Kon Pah Mansion, 58-60, Cameron Road, TSM SHATUSAU, Kowloon Hong Kong  
CD. No. 6. M/s. Om Gen Creation RM 02-10/F, Fullcorp CTR, 53-55, Catham Road, South, TSM SHATUSAU, Kowloon Hong Kong.  
CD. No. 7. M/s. Jyoth International 518, TEAL PLZ, Secaucus, NJ 07094 U.S.A.  
CD. No. 8. M/s. Dicsraft (Hong Kong) RM 17/F, Star Mansion, TSM SHATUSAU, Kowloon, Hong Kong.  
CD. No. 9. City and Industrial Development Corporation of Maharashtra Limited (CIDCO) Nirmal, 2 Floor, Nairam Point, Mumbai - 400021.

Whereas in execution of the Recovery Certificate No. 97 of 2009 in O.A. No. 29 of 2005 drawn up by the Presiding Officer, Debt Recovery Tribunal No. 2 Mumbai, the undersigned has ordered the sale of the under mentioned immovable property. You are hereby informed that the 11<sup>th</sup> May, 2026 at 12.05 pm. has been listed for drawing up the proclamation of sale and settling the terms thereof. You are requested to bring to the notice of the undersigned any encumbrances, charges, claim or liabilities attaching to the said property or any portion thereof.

**SPECIFICATION OF IMMOVABLE PROPERTY**  
Plot No 90, admeasuring, 100 sq. mtrs along with structure of 2700 sq. feet or thereabout built up area, Sector - 4, Group No.5, City & Industrial Development Corporation of Maharashtra Limited, Kopar Khairane, Navi Mumbai.

Given under my hand and the seal of this Tribunal on this 20<sup>th</sup> day of April, 2026 at Mumbai

Sd/-  
(Bhavishya Kumar Azad)  
Recovery Officer  
Debt Recovery Tribunal No. II Mumbai

To,  
1. The Electricity Department,  
2. MIDC / Talathi / CIDCO / BMC - Local authorities.  
3. The Income Tax, GST etc.

**TATA CAPITAL HOUSING FINANCE LTD.**  
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.  
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building 'A' 4th Floor, Off Pokhran Road No. 2, Behind TCS, Thane (W) 400 607.

**NOTICE FOR SALE OF IMMOVABLE PROPERTY**  
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 29-05-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said 29-05-2026. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 29-05-2026 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building 'A' 4th Floor, Off Pokhran Road No. 2, Behind TCS, Thane (W) 400 607.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr. No	Loan A/c. No	Name of Borrower(s)/ Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1	TCHHL0296 0001002766 35 & TCHIN0296 0001002773 92	Mr. Prasad Gajanan Jadhav, Mr. Gajanan Shankar Jadhav,	07-07-2025	Rs. 33,71,840/-	Rs. 37,85,478/- 17-04-2026

**Description of the Immovable Property:** Property No. 1: Flat No. 717, on the 7th Floor, adn area 34.460 Sq. Mtrs. Rera carpet, in addition without any monetary consideration, the allottee is entitled flower bed of 5.70 Sq. Mtrs., being ancillary area (The Additional Area) in the Building/Project known as Leena Paradise, constructed on Survey No. 1118/10, 1118/11, 1118/12 & 1118/13, Village Chinchavali-Shekin, Taluka Khalapur, District Raigad, within jurisdiction of Khopoli Municipal Council, and within jurisdiction of Sub-Register Khalapur. Property No. 2: Flat No. 718, on the 7th Floor, adn area 34.460 Sq. Mtrs. Rera carpet, in addition without any monetary consideration, the allottee is entitled flower bed of 5.70 Sq. Mtrs., being ancillary area (The Additional Area) in the Building/Project known as Leena Paradise, constructed on Survey No. 1118/10, 1118/11, 1118/12 & 1118/13, Village Chinchavali-Shekin, Taluka Khalapur, District Raigad, within jurisdiction of Khopoli Municipal Council, and within jurisdiction of Sub-Register Khalapur.

Sr. No	Loan A/c. No	Name of Borrower(s)/ Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
2	10584197 & 10587336 & TCHIN0296 0001001815 92	Mr. ISHTIYAQUE ILYAS AHMED	07-12-2024	Rs. 22,00,341/-	Rs. 26,27,207/- 17-04-2026

**Description of the Immovable Property:** All that piece and parcel of the Flat No. 204, on 2nd Floor, B-Wing, in the Building Type-1, Flat area admeasuring 26.137 Sq. Mtrs. Carpet, including the proportionate price of the common areas and facilities appurtenant to the premises, Area admeasuring about C.B. 2.430 Sq. Mtrs., Enclose Balcony 2.400 Sq. Mtrs., appurtenant to the premises, of balconies, together with the right to use, occupy and possess the area of flower beds, cupboards, dry balconies, niches if any, along with open terrace in the scheme of construction known as "The Morning", situated in Survey No.127, Plot No. 3, Village Dhamole, Tal. Karjat, Distt. Raigad.

Sr. No	Loan A/c. No	Name of Borrower(s)/ Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
3	10417148 & 10422908	Mr. SIDDHESH SURYAKANT MOHIRE Mrs. PRIYA SURESH JADHAV Mrs. SUJATA SURYAKANT MOHIRE,	13-08-2024	Rs. 20,61,593/-	Rs. 1,86,569/- 17-04-2026

**Description of the Immovable Property:** All that piece and parcel of the Flat being Flat No. 402, on the Fourth Floor, in D-Wing, in the building known as Mahalaxmi Paradise, measuring an area of 29.23 Sq. Mtrs. RERA Carpet, situated at Revenue Village Chikholi, and within the limits of the Registration District Thane, Sub registration district Ambernath, and also within the limits of Ambernath Municipal Council, Thane District, Maharashtra

Sr. No	Loan A/c. No	Name of Borrower(s)/ Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
4	TCHHL0687 0001002687 45 & TCHIN0687 0001002720 04 & TCHHL0687 0001003765 69	Mr. PRASAD VISHNU MHATRE Mrs. NEETA PRASAD MHATRE	12-12-2024	Rs. 36,44,719/-	Rs. 50,79,678/- 17-04-2026

**Description of the Immovable Property:** All that Flat being No. 1506, admeasuring 441.98 Sq. Ft. carpet area (Equivalent to 41.06 Sq. Mtrs.) plus 02.21 Sq. Mtrs. Deck area and on 15th Floor, in Building No. 4, in the project to be known as "Runwal Gardens Phase-1", lying being and situated at Village Usaghar, Taluka Kalan, District Thane, Maharashtra.

**Note - The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.**

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:  
The E-auction of the properties will take place through portal https://auctionbazaar.com on 29-05-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

**Terms and Condition:** 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 21-05-2026 between 11 AM to 5.00 PM. per prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day is a Sunday or other holiday, then on the first day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable; as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arrears of property tax, electricity etc. before submitting the bid. 12. For any other details or for procedure online training on an-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad Bungalow, Rajbhawan Road, Somajiguda, Hyderabad - 500082 Email Id: contact@auctionbazaar.com /support@auctionbazaar.com or Manish Bansal, Email Id Manish.Bansal@tatacapital.com. Authorised Officer Mobile No. 8589836956. Please send your query on WhatsApp Number - 9999078659 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website https://url.lc.cimffk for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

**Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.**

**Place: Mumbai** Sd/-  
**Date: 28-04-2026** Authorized Officer  
Tata Capital Housing Finance Ltd.

**REGD./D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT**  
**SALE PROCLAMATION** EXH-37  
OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-II, MUMBAI  
MTNL Bhawan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R.P. No. 166/2017 DATED: 10.04.2026

**PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.**

Central Bank of India, Chembur Branch ] ... Certificate Holders  
Vs ]  
Shri Subhash Ganesh Tadfaale & Ors ] ... Certificate Debtors  
(deceased through legal heirs)

**CD-1: Shri Subhash Ganesh Tadfaale (deceased through legal heirs)**  
1 (a) - Subhada Subash Tadfaale (wife of deceased Mr Subash Ganesh Tadfaale), residing at PL.5, 9-6, Sector 17, New Panvel, Distt: Raigad 410 206.  
1 (b) - Sachin Subash Tadfaale (son of deceased Mr Subash Ganesh Tadfaale), residing at PL.5, 9-6, Sector 17, New Panvel, Distt: Raigad 410 206.  
**CD -2 -Subhada Subash Tadfaale (Mother of Late Sanjeev Subhash Tadfaale), residing at PL.5, 9-6, Sector 17, New Panvel, Distt: Raigad 410 206.**  
**CD-3-Sachin Subash Tadfaale (Brother of Late Sanjeev Subhash Tadfaale), residing at PL.5, 9-6, Sector 17, New Panvel, Distt: Raigad 410 206.**  
**CD-4 - Gautam Kumar Ghosh, Residing at A/82/10, Sector 13, New Panvel, Distt: Raigad -410 206.**  
**CD.5-Ramesh Ramchandra Kalyankar, Residing at Rashik, Plot No 7, Road No 4, Sector No. 12, CIDCO Colony, New Panvel, Distt: Raigad - 410 206.**  
**CD.6-Mrs Rohini Ramesh Kalyankar, (deceased through legal heirs)**  
(a) Ms Rachana Ramesh Kalyankar, Residing at Rashik Bungalow, Plot No 7, Road No. 4, Sector No. 12, New Panvel, Taluka Panvel, Distt: Raigad.  
(b) Mr Rasik Ramesh Kalyankar, Residing at Rashik Bungalow, Plot No 7, Road No. 4, Sector No. 12, New Panvel, Taluka Panvel, Distt: Raigad.  
**CD.7-RR Kalyankar Construction Private Limited, A Company registered under the Companies Act 1956, having its Registered Office at Rashik, Plot No 7, Road No 4, Sector No. 12, CIDCO Colony, New Panvel, Distt: Raigad -410 206.**

Whereas Hon'ble Presiding Officer, Debt Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. 304 of 2007 for recovery of Rs.16,52,190/- with interest and cost from the Certificate Debtors and a sum of Rs 1,00,15,279.22 (upto 10.11.2025) is recoverable together with further interest and charges as per the Recovery Certificate /Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of Rs. 16,52,190/- along with pendent-lite and further interest @ 10% p.a with monthly rests from the date of filing of application of original application i.e. 15.11.2007 till payment and/or realization from CDs.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on 10.06.2026 between 02:00 PM to 03:00P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (www.banknet.com) of M/s. C-1 India Private Limited, having address at Plot No 68, Sector 44, Gurugram 122003, Haryana, India, Contact Person: Mr. Bhavik Pandya (Mobile +91 8866662937). Email address - maharashtra@clindia.com & gujarat@clindia.com. (Support help Desk No. +91 8866662937 / 01244302000) The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: Shri Sujeet Ratnakar, Senior Manager Mobile No-9930079263.

The sale will be of the property of the C.Ds. above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made thereunder and to the further following conditions

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

- The reserve price below which the property shall not be sold is Rs. 31,51,000/- (Rupees Thirty One Lakh Fifty One Thousand only).
- The amount by which the bid is to be increased shall be Rs. 50,000/- (Rupees Fifty Thousand only). However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount bid, or as to the bidder, the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to Rs. 3,15,100/- (Rupees Three Lakhs Fifteen Thousand One Hundred only), is payable by way of RTGS/NEFT in the Account No.: 3330130839, IFSC Code No: CBIN0280606.

The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R.P.No. 166 of 2017 (TRP 12 OF 2025) only containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., along with self attested copies of PAN / TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS / NEFT details towards EMD Amount of Rs. 3,15,100/- (Rupees Three Lakhs Fifteen Thousand One Hundred only) should be deposited with the undersigned not later than by 4:00 PM on 05.06.2026.

- The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted along with the bid documents. In case of failure, bid shall not be considered.
- The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para nos. 4 & 5 here in above. The last date for submission of online bids is 05.06.2026 by 4:00 P.M.
- The physical inspection of the properties may be taken between 10.00 A.M. and 5:00 P.M. on 03.06.2026 at the property site. For further details contact: Shri Sujeet Ratnakar, Senior Manager Mobile No-9930079263.
- Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in to the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
- The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M. in the said account as per details mentioned in para 4 above.
- The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
- In addition to the above, the successful highest bidder shall also deposit pondage fee with Recovery Officer-II, DRT-II @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property.
- In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
- The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

**SCHEDULE**

No. of Lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature value
1.	2.	3.	4.	5.
1.	All that piece and parcel of land bearing Sub Plot No. 62, admeasuring about 208 sq mtrs in the complex of Dwarika Bungalow Scheme, situated at Survey No 117, Hissa No. 1 & 2 at Talaja, Majkur, Taln Panvel, Distt: Raigad.	Not available	Mortgaged property	Not available

Given under my hand and seal on this 10th day of April, 2026.

Chetan J Bhimgade  
Recovery Officer DRT-II, Mumbai

**ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**  
Corporate Office : Unit No. 502, C Wing, ONE BKC, Plot No. C 66, G - Block, Bandra Kuria Complex, Mumbai - 400051.  
Tel: 022 68643121.  
Registered Office